

1 CITY OF KANNAPOLIS, NC  
2 BOARD OF ADJUSTMENT  
3

4 Minutes of Regular Meeting  
5 Tuesday, February 16, 2016  
6

7 The Board of Adjustment met on Tuesday, February 16 2016 at 6:00 PM at the Kannapolis Train  
8 Station, 201 South Main Street, Kannapolis, North Carolina.  
9

10 **Board Members Present:** Jeff Parker, Chairman  
11 Jonathan Farmer, Vice-Chairman  
12 Andrew Baker  
13 Colby Meadows  
14 Boyd Hardin  
15 Scott Wilson  
16

17 **City Attorney:** Walter Safrit, II  
18

19 **Board Members Absent:** James Palmer  
20 Ryan Craft  
21

22 **Visitors:**  
23

24 **Staff Present:** Zachary D. Gordon, AICP, Planning Director  
25 David Jordon, IT  
26

27 **Recording Secretary:** Pam Scaggs  
28

29 **CALL TO ORDER**

30 Board Chairman Jeff Parker called the meeting to order at 6:00 P.M.  
31

32 **ROLL CALL AND RECOGNITION OF QUORUM**

33 Recording Secretary Pam Scaggs called the roll. The presence of a quorum was recognized by  
34 Chairman Parker.

35 **APPROVAL OF AGENDA**

36 Chairman Parker asked for a motion to approve the agenda which was made by Mr. Palmer,  
37 seconded by Mr. Hardin and the motion was unanimously approved.

38 **APPROVAL /CORRECTION OF MINUTES**

39 Chairman Parker requested a motion to approve the January 19, 2016 minutes. Attorney Safrit  
40 requested that the reasons BOA-2015-17 was found to not be in harmony with the surrounding  
41 neighborhood be added to the minutes as well as to state that a motion was made to approve the  
42 findings of fact proposed by Planning staff in case BOA-2015-16. Mr. Farmer made the motion  
43 to approve the minutes with the suggested corrections which was seconded by Mr. Meadows and  
44 the motion was unanimously approved.

1 **ORDERS FOR APPROVAL**

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3 **Kannapolis Parkway Rogers Townhomes – Conditional Use Permit (BOA-2015-17)** – This  
4 Order is for denial of a Conditional Use Permit (CUP). The CUP was denied as it was found that  
5 the proposed use for a dense mix of single-family attached homes and townhomes conflict with  
6 the existing rural large lot residential uses adjoining on the south side of the project area as well  
7 the finding that the absence of greenspace for the proposed project is not in general conformance  
8 with the City Land Use Plan.

9 **Raffaldt – Certificate of Nonconformity Adjustment (BOA-2015-16)** – This order is for the  
10 approval of a Certificate of Nonconformity Adjustment (CONA). The CONA will allow the  
11 applicant, Richard Raffaldt, to continue his landscaping business located at 817 Fisher Street and  
12 adjoining lot further identified as PIN #5612-33-2551 and PIN #5612-33-1437 under the  
13 following conditions:

- 14 1. There be no further expansion of the applicant's landscaping business at this location  
15 without the necessary approvals;  
16 2. All enhancements shown on the "Proposed Site Improvements" plan, submitted as part of  
17 the applicant's CONA request, are installed within 6 months of any final order granted by  
18 the Board of Adjustment for this approval; and  
19 3. Setback compliance for storage building.

20 Chairman Parker asked for a motion to approve the Order as was presented which was made by  
21 Mr. Farmer, seconded by Mr. Hardin and the motion was unanimously approved.  
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23 **OTHER BUSINESS**

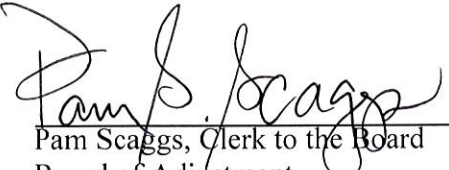
24 Mr. Gordon noted that the next Board of Adjustment meeting will be held on Tuesday, March  
25 15, 2016. Chairman Parker voiced concern regarding that being a voting day. Attorney Safrit  
26 asked if the New City Hall was a polling location and Mr. Gordon responded that he didn't think  
27 it was. Attorney Safrit stated that if there were conflicts, the room could be split to  
28 accommodate both the meeting and voting.  
29

30 **ADJOURN**

31 There being no further questions or comments, Chairman Parker asked for a motion to adjourn  
32 which was made by Mr. Farmer, seconded by Mr. Meadows and the motion was unanimously  
33 approved.  
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35 The meeting was adjourned at 6:10 PM on Tuesday, February 16, 2016.  
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41 Jeff Parker, Chairman  
42 Board of Adjustment

43   
44 Pam Scaggs, Clerk to the Board  
45 Board of Adjustment